



**SOLD**

## RENOVATE AND PROFIT!! TURN THIS PROPERTY INTO YOUR DREAM HOME.

This duplex home was built in 1985 and is located in a popular area of West Leeming. The property is situated in a very quiet cul-de-sac amongst well kept homes. It is a short walk to both primary and senior high school.

This property is ideal for a first home buyer, retired couple or investor.

The property is situated on 559m<sup>2</sup> of land. There is ample room to POTENTIALLY extend the property.

Features include:

- Separate entrance hall
- Formal lounge room with wood flooring
- Family room/meals area with sliding doors out to rear garden and alfresco area
- Kitchen overlooking rear garden
- 3 good sized bedrooms with built in robes
- Generous size semi ensuite bathroom
- Linen cupboard
- Laundry with built in cupboards and bench top.
- Separate toilet
- Huge colorbond patio entertaining area with water feature
- Small landscaped garden and lawn area
- Large 20m<sup>2</sup> garden shed
- Ducted evaporative air conditioning
- Ducted gas heating
- Carport
- AMPLE SIDE PARKING which is hidden from the front of the property to house extra vehicles. There is also access to the rear to construct a huge workshop or drive a caravan through.

Additional features include: security screens and doors; window locks; large gas storage hot water system.

The location of this property gives you easy access to public transport; shopping centre; schools; hospitals, major highway and many more amenities.

A must see on your list of properties to view – an excellent opportunity to purchase in Leeming!

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$420,000

**OPEN FOR INSPECTION:**  
N/A



**Rebecca Berry**  
**0411220327**  
rebeccaberry@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)